

FOR LEASE

# AIRCRAFT HANGARS AT VAN NUYS AIRPORT

16425 HART STREET

Los Angeles, CA 91406



## PROPERTY INFORMATION

### OVERVIEW

CBRE is pleased to offer this unique opportunity to secure two large aircraft hangars, two helicopter hangars, together with office space and ample ramp space at Van Nuys, one of the nation's busiest general aviation airports. The combined properties can be leased to a single tenant or multiple tenants, and would be an attractive option for a variety of aviation venues. The properties are well suited for an aircraft maintenance or FBO operation - the ground lease permits fueling, maintenance, jet and helicopter operations, and aircraft service operations. The large aircraft hangars also offer a desirable alternative to shared hangar space for flight departments desiring their own private facilities.

### LEASE TERMS

- + Lease Rate: \$1.75/SF/Month/Modified Gross
- + Lease through June 2022 with extension possible with master lease renewal

### FACILITIES AVAILABLE FOR LEASE

- + 8,950 sq. ft. aircraft hangar
- + 8,804 sq. ft. aircraft hangar
- + Two 1,920 sq. ft. helicopter hangars
- + 2,500 sq. ft. of office space
- + 39,000 sq. ft. of ramp space

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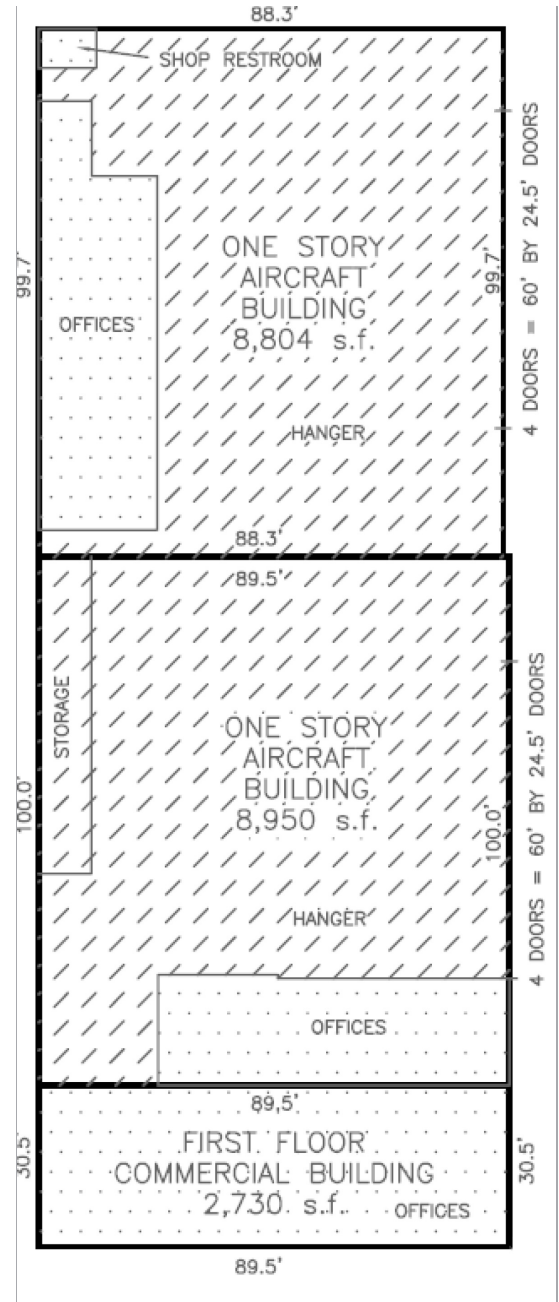


## ADDITIONAL HIGHLIGHTS

- + Exceptional value for hangar space Van Nuys
- + Large hangars have 24.5 ft. tall by 60 ft. wide hangar doors
- + Facility has direct access to runway and taxiways
- + Secure location, ideal for single tenant operations, concrete slab on grade, compliant wash rack
- + Existing hangar offices/storage can remain or be removed to increase hangar area
- + Helicopter hangars can remain or be removed to increase ramp space
- + 45 parking spaces
- + Additional parking on 2-acre parcel available for vehicle, RV or equipment storage



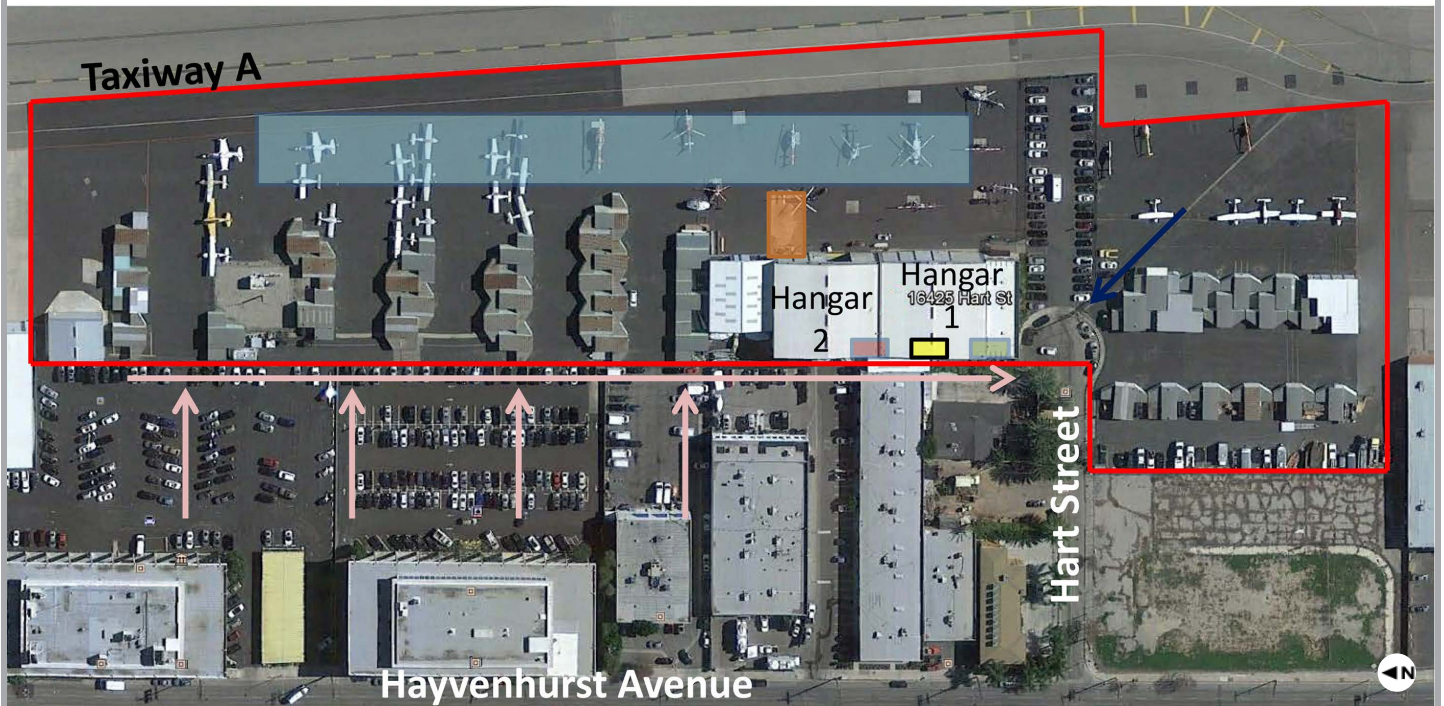
## FLOOR PLAN





SITE PLAN

- Facility Boundary
- ➔ Rain Flow
- ➔ Swale
- Outdoor Fueling
- Outdoor Trash Storage
- Outdoor Hazardous Substances Storage
- Outdoor Washing Area
- Outdoor Industrial Activity



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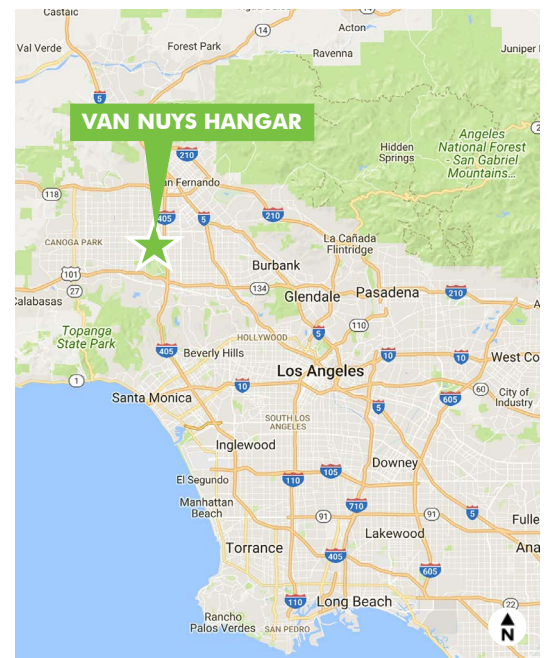
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## VAN NUYS AIRPORT

Located in the heart of the San Fernando Valley, Van Nuys Airport (VNY) ranks as one of the world's busiest general aviation airports. Dedicated to noncommercial air travel, VNY averages over 217,000 takeoffs and landings annually. VNY has two parallel runways – one with full instrument landing system, as well as an FAA tower. The main runway is 8,000 feet in length and the training runway is 4,000 feet long. VNY has a rich history in aviation, hosting record breakers and celebrities over its 86 years in service. More than 100 businesses are located on the 730-acre airport, including four major fixed-base operators (FBOs). In addition, VNY serves as home to numerous companies that provide aviation support activities such as aircraft repairs, avionics, interior work and other specialized functions.



## CONTACT US

### KATRIN GIST

National Lead, CBRE Airport Properties  
CA Lic. 01928732  
katrin.gist@cbre.com  
+1 206 947 1399

### BENNETT ROBINSON

Executive Vice President  
CA. Lic. 00984312, Broker Lic. 00409987  
bennett.robinson@cbre.com  
+1 818 907 4608

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